

TRANSFER  
TAX  
PAID

47-75

WARRANTY DEED  
Joint Tenancy  
Maine Statutory Short Form

Know all Persons by these Presents,

HOLLY A. HOLMES, formerly known as  
That We, Kevin M. Holmes, Holly A. Schutz, Gary B. Holmes, and Diane J.  
Holmes, of Waterville, State of Maine, for consideration paid, grant to:  
Paul A. Mann and Francesca F. Mann

of Augusta, County of Kennebec, and State of Maine, whose mailing address is:  
10 North Street, Augusta, Maine 04330, with warranty covenants, as joint tenants the  
land in Waterville, County of Kennebec, and State of Maine, described as follows:

A certain lot or parcel of land, together with any buildings and improvements  
thereon, situated in the City of Waterville, County of Kennebec, and State of  
Maine being more particularly described in Exhibit A attached hereto and  
made a part hereof.

Witness our hands and seals this 24th day of June, 2005.

Signed, Sealed and Delivered  
in the presence of

*Sandra J. Wood*

*John A. Wood*

*Kevin M. Holmes*  
Kevin M. Holmes

*Holly A. Schutz*  
Holly A. ~~SEHN~~ Holmes

*Gary B. Holmes*  
Gary B. Holmes

*Diane J. Holmes*  
Diane J. Holmes



State of Maine, County of Kennebec ss.

June 24, 2005

Then personally appeared before me the above named Kevin M. Holmes and  
acknowledged the foregoing instrument to be his free act and deed.

*Sandra J. Wood*  
Attorney at Law/Notary Public  
Printed Name: SANDRA J. WOOD  
Notary Public, Maine  
My Commission Expires January 8, 2006

m/Douglas Title (2)

EXHIBIT A

47-75

A certain lot or parcel of land with the buildings thereon, situated in Waterville, County of Kennebec and State of Maine, bounded and described as follows, to wit:

Beginning at a stone monument sunk into the ground at the southwest corner of lot number one (#1) on a plan of lots known as the Edgewood Tract, the map of said tract being on file at the Kennebec County Registry of Deeds (See Plan Book 2, Page 40);

Thence northerly along the land of one Albert L. Towns to Elmhurst Street, so-called, in said City of Waterville;

Thence easterly along the southerly line of said Elmhurst Street to the land of one Patrick Garrant;

Thence southerly along the westerly line of said Garrant's land one hundred ten (110) feet, more or less, to the E.H. Chase lot, so-called;

Thence westerly along the northerly line of the said Chase lot one hundred (100) feet, more or less, to its northwest corner;

Thence southerly along the westerly line of the Chase lot one hundred ten (110) feet, more or less, to Western Avenue, so-called, in said City of Waterville;

Thence westerly along the northerly line of said Western Avenue to the point of beginning.

Meaning and intending to convey lots numbered one (1), eighteen (18) and nineteen (19) of the above-mentioned Edgewood Tract, the plan of which is on record in the Kennebec County Registry of Deeds, and to which reference is hereby made.

Excepting from the above that portion of the above-described premises hereto conveyed by Philip J. Bourque to Alexandra King by warranty deed dated September 14, 1951. (See Deeds to Anna Maria King recorded at the Kennebec County Registry of Deeds in Book 924, Page 376, and in Book 926, Page 360.

Being the same premises conveyed to the Grantors by quitclaim deed with covenant from Federal National Mortgage Association dated April 14, 1998 and recorded in the Kennebec County Registry of Deeds in Book 5594, Page 168.

Received Kennebec SS.  
06/27/2005 2:59PM  
# Pages 2 Attest:  
BEVERLY BUSTIN-HATHEWAY  
REGISTER OF DEEDS